



House of Representatives

General Assembly

File No. 176

January Session, 2015

Substitute House Bill No. 6773

House of Representatives, March 23, 2015

The Committee on Insurance and Real Estate reported through REP. MEGNA of the 97th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONCERNING LICENSURE REQUIREMENTS FOR REAL ESTATE BROKERS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (d) of section 20-314 of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective*
3 *October 1, 2015*):

4 (d) (1) Each applicant applying for a real estate broker's license on or
5 after October 1, 2015, shall, before being admitted to such examination,
6 prove to the satisfaction of the commission [:] that the applicant (A) (i)
7 [That the applicant] has been actively engaged for at least two years as
8 a licensed real estate salesperson under the supervision of a licensed
9 real estate broker in this state, (ii) [that the applicant] has successfully
10 completed a course approved by the commission in real estate
11 principles and practices of at least sixty classroom hours of study, [(iii)
12 that the applicant has successfully completed a course approved by the
13 commission in real estate appraisal consisting of at least thirty
14 classroom hours of study, and (iv) that the applicant has successfully

15 completed a course approved by the commission consisting of at least
16 thirty classroom hours] and (iii) has successfully completed at least
17 sixty hours of education as prescribed by the commission or has
18 successfully completed at least twenty-five real estate transactions in
19 this state within five years immediately preceding the date of
20 application, or (B) [that the applicant] has equivalent experience or
21 education, as determined by the commission. As used in this
22 subdivision, "real estate transaction" means any transaction in which
23 real property is legally transferred to another party or in which a lease
24 agreement is executed between a landlord and a tenant.

25 (2) Each applicant for a real estate salesperson's license shall, before
26 being admitted to such examination, prove to the satisfaction of the
27 commission that the applicant (A) [that the applicant] has successfully
28 completed a course approved by the commission in real estate
29 principles and practices consisting of at least sixty classroom hours of
30 study, or (B) [that the applicant] has equivalent experience or
31 education, as determined by the commission.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	October 1, 2015	20-314(d)
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INS *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

The bill results in no fiscal impact to the state as changing the education requirements for a real estate broker license does not alter the duties or fee structure for such licenses within the Department of Consumer Protection.

The Out Years

State Impact: None

Municipal Impact: None

OLR Bill Analysis**sHB 6773*****AN ACT CONCERNING LICENSURE REQUIREMENTS FOR REAL ESTATE BROKERS.*****SUMMARY:**

This bill changes the education requirements for a real estate broker license and allows experience to be an alternative to the education. Specifically, it requires an applicant for a real estate broker license to successfully complete 60 hours of education prescribed by the Real Estate Commission, instead of a 30-hour course in real estate appraisal and another 30-hour course prescribed by the commission. As an alternative to the 60 hours of education, the applicant may demonstrate that he or she has successfully completed at least 25 real estate transactions in the previous five years. The bill defines a “real estate transaction” as a legal transfer of real property or execution of a lease agreement.

By law and unchanged by the bill, an applicant for a real estate broker license must also (1) be at least age 18; (2) have a good reputation for honesty, truthfulness, and fair dealing; (3) pass a written test; (4) have been a licensed real estate salesperson for at least two years under the supervision of a real estate broker; and (5) successfully complete a 60-hour course in real estate principles and practices approved by the Real Estate Commission. The commission may approve equivalent experience or education.

EFFECTIVE DATE: October 1, 2015

COMMITTEE ACTION

Insurance and Real Estate Committee

Joint Favorable Substitute

Yea 16 Nay 0 (03/05/2015)